



## **CITY OF FULSHEAR**

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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### **PLANNING AND ZONING COMMISSION MINUTES JUNE 5, 2015**

#### **1. Call to Order**

*A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman, Derek Einkauf at 8:32 a.m. on Friday, June 5, 2015 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas 77441 and all citizens were welcomed.*

#### *Members Present:*

*Derek Einkauf, Chairman*

*David Worley, Co-Chairman*

*Ira Leary*

*Amy Pearce*

#### *Members Absent:*

*Harold Collins*

*Chad Haynes*

*Darryl Royer*

#### *City Staff Present:*

*D. (Diana) Gordon Offord, City Secretary*

*C. J. Snipes, City Administrator*

*Cheryl Stalinsky*

*David Leyendecker, City Engineer, came at 8:45 a.m.*

#### *Others Present:*

*Todd Hamilton*

*And 13 others who did not sign in*

#### **2. Quorum**

*Chairman Einkauf announced that a quorum was present.*

#### **3. Citizen's Comments**

**Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.**

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*There were no Citizens' Comments.*

**4. Public Hearing -Variance Request**

**The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Fulshear Land Investment Partners, LTD to construct: Driveways/three access points along Fulshear Trace and one off of FM 1093 (Location: No Address- Southeast corner of the intersection of FM 1093 and Fulshear Trace) To view Variance Request and Site Plan, contact the City Secretary's office located at 30603 FM 1093, Fulshear, Texas 77441 and/or phone 281-346-1796 X204.**

**Date: June 5, 2015**

**Time: 8:30 a.m.**

**Place: Fulshear City Hall, 30603 FM 1093 Rd., Fulshear, Texas**

**Interested Parties may appear at the Public Hearing and be heard with respect to the variance application**

**Date Posted: 5-26-2015 By: D. (Diana) Gordon Offord**

*Chairman Einkauf announced the Public Hearing is opened at 8:33 a.m.*

*City Administrator, C. J. Snipes, stated that currently our ordinances does not allow for this and staff recommends it be allowed which will help with traffic flow.*

*There was a short discussion among the Commission and the HEB representative, John, regarding the driveways.*

*Chairman Einkauf closed the Public Hearing at 8:42 a.m.*

**5. Approval of Minutes**

**May 1, 2015, Regular Meeting**

*A motion was made by Planning and Zoning Member Pearce to approve minutes as submitted. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

*Chairman Einkauf stated we will take Item 14 next. See item 14 for details.*

**6. Consideration and possible action on CCR Venture/Final Plat**

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A motion was made by Planning and Zoning Member Leary to approve CCR Venture /Final Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

**7. Consideration and possible action on Fulbrook on Fulshear Creek/Section 8 /Preliminary Plat**

*Chairman Einkauf asked for clarification regarding the 3 plats since the developer is requesting 50ft ride away on all three.*

*City Engineer, David Leyendecker, stated that the ordinance does allow for 50ft as long as they are not through street. Mr. Leyendecker stated we have done it elsewhere and would recommend approval.*

*A motion was made by Planning and Zoning Member Worley to approve Fulbrook on Fulshear Creek/Section 8/ Preliminary Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

*Chairman Einkauf suggested taking items 8 and 9 together. The Commission was silent.*

**8. Consideration and possible action on Fulbrook on Fulshear Creek/Section 11/Preliminary Plat**

**9. Consideration and possible action on Fulbrook on Fulshear Creek/Section 12 Preliminary Plat**

*Planning and Zoning Member Worley stated again we have a variance. Also, Planning and Zoning Member Pearce stated that not sure if type-O but street names are very similar "long branch drive and falling branch drive and then we have a long ranch bend. Chairman Einkauf stated he thinks it is a type-O.*

*A motion was made by Planning and Zoning Member Leary to approve items 8 and 9. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

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**10. Consideration and possible action on Tamarron Section 57/ Final Plat**

*A motion was made by Planning and Zoning Member Pearce to approve Tamarron Section 57 Final. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

*Chairman Einkauf asked City Engineer if any problems with 11, 12, and 13. Mr. Leyendecker stated that item 11 has no problems except the page numbering.*

**11. Consideration and possible action on Cross Creek Ranch Lift Station No. 5/Preliminary Plat**

*A motion was made by Planning and Zoning Member Pearce to approve Cross Creek Ranch Lift Station No. 5/Preliminary Plat. It was seconded Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

**12. Consideration and possible action on Creek Falls at Cross Creek Ranch/Section Four/ Final Plat**

*Chairman Einkauf stated he has concerns about this plat. Mr. Leyendecker stated we should table this as he has not had a chance to look at the revised plat received this morning.*

*A motion was made by Planning and Zoning Member Worley to return Creek Falls at Cross Creek Ranch Section Four/ Final Plat for additional data. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

**13. Consideration and possible action on The Market at Cross Creek Ranch SWC,LLC/Final Plat**

*There was some discussion among the Council and stated if it has already been approved, we cannot change it. Mr. Leyendecker stated was there a minor change on this one. It was stated that there was a small square footage change to match the title acreage.*

*No action was taken on this item.*

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**14. Consideration and possible action on Variance Application submitted by Fulshear Land Investment Partners, LTD to construct Driveways (three access points along Fulshear Trace and one off FM 1093)**

*A motion was made by Planning and Zoning Member Worley to approve variance application submitted by Fulshear Land Investment Partners, LTD to construct driveways (three (3) access points along Fulshear Trace and one off FM 1093. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

**15. Consideration and possible action on amending the Master Signage Plan for Fulbrook on Fulshear Creek Crossing to include installation of Entry Monument – symbol for the Clock Tower that will be in the center esplanade**

*Bill Sweitzer addressed the Commission regarding amending the Master Signage Plan for the Fulbrook on Fulshear Creek Crossing Subdivision. The Commission was satisfied with the responses received.*

*A motion was made by Planning and Zoning Member Worley to approve amending the Master Signage Plan for Fulbrook on Fulshear Creek Crossing to include installation of Entry Monument symbol for Clock Tower that will be in the center esplanade. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*

**16. Adjournment**

*A motion was made by Planning and Zoning Member Pearce to adjourn. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Leary, Pearce, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Haynes and Royer*